

**Summary Minutes**  
**City of Sedona**  
**Planning & Zoning Commission Meeting**  
**City Council Chambers, 102 Roadrunner Drive, Sedona, AZ**  
**Tuesday, December 1, 2015 - 5:30 p.m.**

**1. VERIFICATION OF NOTICE**

The Chair called the meeting to order at 5:41 p.m. and led the Pledge of Allegiance.

**2. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL**

**Roll Call:**

**Planning & Zoning Commissioners Present:** Chair Marty Losoff and Commissioners Randy Barcus, Eric Brandt, Avrum Cohen, Larry Klein and Gerhard Mayer. Vice Chair Kathy Levin was excused.

**Staff Present:** Warren Campbell, Roxanne Holland, Audree Juhlin, Matt Kessler, Cynthia Lovely, Cari Meyer, Ryan Mortillaro, Donna Puckett and Ron Ramsey

**Councilor(s) Present:** Councilor Scott Jablow

**3. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF**

Commissioner Mayer announced that there is a conference in Paris on Global Warming, and the City could do its little share. We are impacted by it, by traffic, congestion and pollution, as well as the resource of water, which is going to be an issue a few generations from now; hopefully not. He also pointed out that with the two-story building being built in front of City Hall, no one will see it anymore and there is only one sign out there that says "Police". There is no City Hall sign, so he would suggest that we do something about it. Audree Juhlin indicated that she can answer his suggestion after the meeting.

**4. DISCUSSION REGARDING THE PROJECT UPDATE SUMMARY**

The Chair asked if there were any questions on the project update summary. Commissioner Cohen referenced CVS and indicated that the report says they are waiting on permits; however, Cari Meyer clarified that all of their plans and permits have been approved, but they have to provide a bond to cover the cost of grading and restoration, so if something happens and they grade the site and abandon the project, the City can go in and restore it, plus there are a couple of other things that Engineering requires, so there are some loose ends to tie up before they start.

**5. APPROVAL OF THE FOLLOWING MINUTES**

**a. November 17, 2015**

The Chair indicated that he would entertain a motion to approve.

**MOTION:** *Commissioner Cohen so moved. Commissioner Klein seconded the motion.*  
**VOTE:** *Motion carried six (6) for and zero (0) opposed. Vice Chair Levin was excused.*

**6. PUBLIC FORUM:** For items not listed on the agenda within the jurisdiction of the Planning and Zoning Commission – limit of three minutes per presentation. Note that the Commission may not discuss or make any decisions on any matter brought forward by a member of the public.

*Chair Losoff opened the public forum, and having no requests to speak, closed the public forum.*

**7. DISCUSSION REGARDING THE FOLLOWING ITEMS:**

**a. Discussion/possible action regarding the Draft Ranger Station Park Master Plan Proposal.**

The Chair noted that the Commission has seen this before and there has been some tweaking to it. It has also been to the Historic Preservation Commission, so Cynthia will give an update.

**Presentation, Cynthia Lovely:** Cynthia indicated that there had been a couple of questions, so she was going to reverse the order to discuss the process first. She then explained that this is Phase I and on May 30th, we had an open house and received a lot of public comments, so the proposal is based on those comments, and the Commission will be looking at the proposal today and making a recommendation. The Historic Preservation Commission has reviewed it and made a recommendation, and it will go to the public at an open house possibly on December 18th, and there will also be an online forum, so the public can also comment on the proposal. Then, it will go to the City Council in January with P&Z's recommendation, HPC's recommendation, and all of the public comments. The City Council will have the same opportunity to review and comment on the proposal, so they could make a final decision. Once we have agreement on the proposal, then we can move forward to come up with a more detailed Master Plan.

The Chair asked if the HPC recommends to P&Z or to the City Council, and Audree Juhlin explained that HPC recommends to the Planning & Zoning Commission, which in turn, recommends to the City Council, but all recommendations from all public bodies will be taken forward.

Cynthia then explained that this is the same proposal that P&Z reviewed before and that HPC reviewed. We haven't made any changes to the proposal, and when it goes to the public it will probably be the same thing basically, but we might make some minor improvements. Between the Commissions' comments, there have been some comments about improving the wording, presentation, etc. Other than that, the proposal hasn't been changed.

Commissioner Brandt asked if the wording in the draft proposal for the outline will pretty much stay the same, and then in the final, it will be more of the visual Master Plan or will there also be more to the written document, and Cynthia indicated that she would suspect that there will be a lot more information, so we may have a section to talk about some issues like operation and maintenance, etc. It would definitely have a draft site plan and that was looked at in the last presentation, which was a rough first draft, but the Master Plan will hopefully have something more detailed, knowing that somebody will be hired to do the detailed design work, after the Master Plan is done. The Master Plan will probably have a lot more information on each topic and some other things we haven't discussed yet, like operation and maintenance.

Commissioner Cohen asked if the City Council will get the same documentation from the Historic Preservation Commission that P&Z received, and Cynthia indicated the same proposal, meaning that we aren't planning to take out or add anything, although we might improve it, because we have had suggestions on improving the presentation and some wording. If they see the same proposal that everyone else has seen, they have an opportunity to comment on the same proposal.

Chair Losoff recalled that the Barbara's Park project created some concern because P&Z approved the major concept, but didn't see the final version that was a lot different, and he felt that caused other issues. He then indicated that the City Council may recommend some tweaks and asked if after that there could be some additional tweaking. Cynthia stated no, and she explained that after January when they learn from the City Council if these are the park facilities, features and activities they want, we will then develop the detailed Master Plan and repeat the entire process again, so you will get to review the Master Plan document.

Commissioner Mayer asked if a consulting company is involved in the Master Plan or if it is being done in-house, and Cynthia stated that so far we are doing it all in-house, but once we have the Master Plan done, we will hire some design professionals.

Cynthia indicated that page 2 of the Staff Report is a review of some of the discussion you had at your last meeting, and there were a couple of additional questions that came up after the meeting. For example, Vice Chair Levin had some questions about Pickleball and a few others came up from HPC that were similar to your concerns, so we listed a more detailed description on some of the questions about Pickleball.

Cynthia then stated that she would go through HPC's input and what the work group discussed, and then we can have a discussion about everything, because there is overlap between the input from P&Z, HPC and the work group. HPC's discussion is on page 3, and they discussed the historical significance. Some of the issues were beefing up the proposal to emphasize the historical significance more, and they also talked about when the park is developed and how improvements can emphasize the historic significance of the site. Additionally, they discussed interpretation and having a sculpture that commemorates the Forest Service and emphasizes the historical significance of the site. The historic context was discussed, and as the proposal was developed, we were careful to keep that in mind. An example of that would be to not build things right around the buildings, so we keep the context. You don't put something modern like a restroom on the backside, etc.

Cynthia indicated that there was also some discussion about the plaza idea between the barn and the house, and HPC talked about appropriate surfacing from an historical point-of-view, and we might want to talk with the State Historic Preservation Office for more advice, but at this stage, we don't have to specify the surface of the plaza -- that will be figured out later, but we are noting all of the concerns as things we can look into.

Cynthia stated that HPC also discussed Pickleball quite a bit, and they had a couple of concerns. A major concern was that they felt we should have a theme and stick with the historic theme, and Pickleball is a new sport that didn't exist at the time of the historic Ranger Station. When you apply to the National Register, you define a period of historic significance, and in this case, it was defined as 1917 to 1958 or so, which was roughly the time they built the green building, so the historic significance period is up to 1950 something, and Pickleball was created in 1965, so that was why they didn't want to see Pickleball there, since it didn't fit with the theme of the park. Another concern was noise and if it would disturb other activities at the park, etc., so in the end, HPC's recommendation was that they do recommend the proposal, except for Pickleball.

Cynthia then explained that following the P&Z and HPC meetings, the work group met and talked about the Commissions' input and a couple of additional ideas. One additional idea was to have a small dog play area in the park with the thought that if people are going to bring their dogs, maybe we should set aside a spot for them, to prevent them from running loose on the lawn, and that is an example of what we might hear when we go back to the public, in addition to some other ideas. We talked about that idea, because it never came up on the original list.

Cynthia stated that the work group also discussed Pickleball. The work group consists of six people, and they were split on Pickleball. One person was not present, one was maybe on the fence, one was definitely in support of it, while there were three on the work group that were not in support of it, so that gives an idea of how people feel differently on that issue. They talked about the issues, including the theme, noise, and if it is appropriate or more appropriate at other locations like Posse Grounds.

Chair Losoff suggested looking at the big picture and what we want for the park; we can get hung up on Pickleball, but let's not dwell on that. The Chair then referenced an issue of an historic theme and asked if that was a consensus; something we all agreed to. He is not sure

he understands the significance of a historic theme there. He knows the Ranger Station was there, the land was there for awhile, but is that something we want to maintain and want to go forward as a theme, because he sees some restrictions, and he sees this as a general park for the City, and if it is restricted because of various things, we could limit the use of that park from a really good community sense.

Audree Juhlin explained that the property is landmarked at the local, state and national level, so there are restrictions by that landmark designation. We have to follow specific guidelines as to what can be placed on the site, where it can be placed and what it looks like. It comes with a lot of restrictions, and we have to ensure we are following those restrictions. As Cynthia mentioned, we don't want to put a new building in close proximity to the historic buildings; it would be against the guidelines, but where we have more flexibility is in the uses. The context of how it appears means we have to keep that historic theme based on the Secretary of Interior's Standards guidelines. Chair Losoff stated that he then withdraws his comments; if it is landmarked, we have no choice. Audree Juhlin then added that it is to the degree that any physical improvements on the site have to go before the Historic Preservation Commission for approval through a Certificate of Appropriateness, so they have to approve everything that goes onto the site, except interior improvements.

**Commission's Questions of Staff:**

Commissioner Barcus asked where the funding came from to purchase this park site, and if there were restrictions associated with the funding provided. Cynthia explained that the property was acquired with Development Impact Fees designated for park acquisitions, and the state regulates that. The state statute says how we can spend the Development Impact Fees and on what; it also specifies what we cannot spend the money on. One of the proposals received was the Artist in Residence Program, but a consideration was that if the Development Impact Fee restrictions exclude arts and cultural facilities, then we don't want to dedicate the buildings to arts and cultural facilities solely. So, that is how the property was purchased and how those restrictions influence what we put in the park. Commissioner Barcus indicated that helped explain that between the historic building restrictions of what can be done around them and this additional restriction, he thinks we understand what the size of the box is that we can use for this park.

Commissioner Mayer stated that he didn't think that Pickleball was something that fits into the historic theme, but he could think of Chess. He has seen cities with Chess things and that is a culture by itself and fits into that theme. Chess is probably a lot older than the whole site. Another thing he could see in one of the buildings is a "hall of fame" of Sedona artists like Max Ernst for instance and maybe some historic people who have been in the movie industry, like filmmakers, stars, etc., so we could point out who was here. We don't have anything like that, and it would be a great place to have it. Regarding the dog park, it is similar to Pickleball; they might be barking, etc., so we have the noise issue again, and he would not create another dog park. He could also see an access from Los Abrigados to the park, so people don't have to drive or walk all the way around the walls. There are a lot of improvements and ideas that could be incorporated into that theme. It doesn't mean that we can't have anything happening there; there are smaller venues possible occasionally, just not on a permanent basis. In the Community Plan, we talked about a plaza -- a community gathering place where tourists and locals could get together, and another discussion during those 3½ years was that we don't get to meet the tourists and vice versa, and that would be a great place, because it is fairly close to Los Abrigados and Uptown, so he could see a good use with this whole theme, and the historic part fits perfectly into this whole thing. People would be aware of what we are, where we came from, who lived here and who provided recognition to our City. Chair Losoff then asked if Commissioner Mayer is endorsing the plan as drafted by staff, and Commissioner Mayer stated yes, to a certain extent, but no Pickle.

Commissioner Brandt asked who was on the fence about Pickleball, and Cynthia indicated that she thought he was on the fence. Commissioner Brandt then explained that he fell off of the

fence on the side of no Pickleball, because there were a significant amount of comments that the park should be someplace other than the other parks in the City of Sedona. It should be more of a calm, green place that is just grass and no tennis courts or places that are built for sports, so Pickleball seemed to be in that realm and everything else was excluded, except Pickleball kept seeming to fall into the cracks. At that meeting and after thinking about what HPC said, etc., it seemed to make sense that it should not be included, and there are other places in town where it could be appropriate, but with this park being more of an open grassy place and historic, etc., it should not have Pickleball, so maybe that sways the number.

Commissioner Brandt added that to follow-up on what Audree said about the Certificate of Appropriateness for anything built, it seems that there is such a line of demarcation between the two old buildings on the north half of the property and the more open space where there used to be employee trailers and the green administration building that will come down, there should be a way to demarcate and have an historic end and a non-historic end, not to say that he wants to build anything or suggest building anything, but it might make it seem more . . . Audree Juhlin clarified that it doesn't mean that you can't build other structures on the site, you just have to follow specific guidelines. The whole property in its entirety is landmarked, so the whole site is designated as a landmark, but we can look at them as contributing structures and non-contributing structures. Any additional structure would be designated as a non-contributing structure, but we would have to ensure they did not look like the older buildings, because you want to have a clear indication that these are the historic buildings; however, it doesn't mean there can't be other uses, buildings and amenities on the site.

Chair Losoff stated that he would say no Pickleball and no dog park; we have a dog park in town, so he doesn't know why we would want to duplicate it, given the size of the community. He has been an advocate of Pickleball, but not at this site. If we are staying with the historic theme, then horseshoes and other things like that would be more appropriate as an activity. His concern is the traffic; he likes the overall proposal and the things presented, but he has some concerns on traffic. It says that it would be nice to direct people to walk or bike to the park, but that is easier said than done, and given the traffic coming off of S.R. 179 to Brewer Road, it is a problem and will be an increased problem with the opening of the Tlaquepaque addition on S.R. 179. That other entrance is narrow enough and there will be enough cars that he would be concerned that we think about how it is going to work in terms of parking and traffic. We may be underestimating the impact that it is going to have, and that is his only concern on the proposal. It is great to suggest that we walk or bike to the park, but given Sedona and our geographics and demographics, he thinks that is wishful thinking, although it would be nice if they did.

Commissioner Cohen indicated that he takes what the Historic Preservation Commission said very seriously, so his concern is if they raised the issue, why the Staff Report recommended going ahead and including Pickleball. He would like to hear why staff went a certain way when the Commission said they didn't like that idea. He has nothing against Pickleball; he is very much in favor of anything that gets people moving, and he is not arguing in favor of Pickleball, he is just trying to understand staff's recommendation based on HPC's recommendation. Cynthia explained that the proposal wasn't changed, so after we received HPC's recommendation, nothing was changed, but as far as how Pickleball got into the proposal originally, we thought there should be as many activities as possible that would draw people to the park and get them moving, and that is why it ended up in there. There was definitely debate among the work group about Pickleball, but it was added because we felt maybe more activities were needed at the park. The Commissioner then asked if we have Pickleball in any of the other parks in the City, and Cynthia indicated yes, Sunset Park has one shared tennis/pickleball court and Posse Grounds has four shared tennis courts. Commissioner Cohen then asked if we think Pickleball is important as an activity in the City, could the Commission recommend to the City Council that another court be built, but not on this site, as part of this proposal, and Cynthia stated that she didn't see why not.

Commissioner Cohen then asked how the food trucks would work; the site is pretty narrow on the street and you wouldn't be pulling them into the park, so he doesn't have a visualization of how the food vendors' thing would work. Cynthia explained that they haven't figured out exactly where they would go, but the thought was that if we know ahead of time that we want food trucks, we could designate a pad that doesn't have to be concrete, but maybe a gravel pad for them, and more than likely it would be on the edge of the parking lot or easily accessible for them off of one of the parking lots. The way it looks now, there will probably be enough room to do two parking lots -- one pretty much where people park near the Ranger Station buildings now, and then another one to the south. If you recall, there are two entrances to the park.

Commissioner Cohen then asked about the plan for how often and when food vendors would be onsite, because he could see a lot of down time and food vendors need to make money for their operation, so he doesn't visualize much of that except for special events. Cynthia indicated that it is entirely possible that there aren't any food trucks that have an interest in this site, but that is something to explore further, because they may feel the site is not busy enough or maybe they would only come on weekends, etc. There aren't a lot here, because we don't encourage it in Sedona. We have found that some other cities actually have food truck festivals for a 3-day weekend, so they invite 10 or 20 of them all at once, and that could be another approach, but again, the idea was another attraction to bring people to the park, although it would have to be privately run, and we don't know if the vendors are interested at this point.

Commissioner Cohen noted that the parking lots on the site will be able to handle what we anticipate in cars, but when there are events, the off-parking would be at the school across the street. The Commissioner then asked if the school has been approached and agreed to that, and Cynthia stated that we haven't talked to them specifically about this site, but we have a similar agreement at the West Sedona School and Posse Grounds. Part of putting the proposal together and deciding what activities and events we will have will be getting more specific about how much parking will be needed, but it will be a combination of probably two lots onsite and shared parking with the school across the street.

Commissioner Cohen then asked if the Police have been approached with this proposal, so they can talk about traffic flow and traffic control for events on the site. Audree Juhlin explained that the City's Engineering Department will be weighing-in heavily on the design and traffic control measures, etc. All departments are involved in the final review; we are just getting the concepts at this point, and regarding the question about a shared parking agreement, we do have, for temporary events, shared parking with the school and our site, so we are doing that now. The Commissioner then stated that he is in favor of this proposal, but no Pickleball on the site, and he doesn't see a dog park there either, because we have a dog park in town, and this is not a very large site in a sense, and a dog park is noisy, so people playing Chess would be interrupted.

Commissioner Klein stated that he went to the site yesterday and today, and the parking lot in front of the white house was full as well as across the street in front of the school administration building. He then asked if people who work at Tlaquepaque and Los Abrigados are parking in this area. Audree Juhlin explained that we are beginning to do some work on the Los Abrigados site and, as a result, we are letting some employees park there temporarily, so what you are seeing there now is that temporary approval for parking.

Commissioner Klein added that he likes the idea of Pickleball, but not at this site, and we shouldn't have any dog play area, because we already have a dog park. In the Historic Preservation Commission's minutes, they discussed horseshoes and maybe croquet, and that may be a good idea, but other than that he is in general agreement with staff's proposal.

The Chair then asked Commissioner Barcus if he had any comments about the dog park or Pickleball, and the Commissioner explained that he was trying to follow the Chair's direction

and the dog park came up after his comments, but he would echo the comments of the other Commissioners. Because of the size of this park and the historic quality, what he was trying to get at indirectly, with some of the restrictions and the size of the box we are in, was framing how he felt, which is that he is in favor of Pickleball at other sites where it would be more appropriate, and a dog park at this site would also be inappropriate for many of the same reasons. He would expect that dogs, like in all parks, would be leashed and that it would be enforced, because if you have the public close by with all of the hotels and visitors at Tlaquepaque, you don't want to have altercations with the guests, so he supports staff's proposal with the exception of Pickleball and the dog park.

Commissioner Mayer indicated that an additional idea would be a gazebo, like at the park in Clarkdale, for small concerts, etc.; however, Ron Ramsey indicated that to respond to that and Commissioner Barcus's comment about the restrictions in the statute, several years ago, the State Legislature made very thorough revisions as to what you can do with Development Impact Fees and how you assess them. They basically said that you can have a Development Impact Fee for what they would define as "a necessary public service", and for the necessary public service for parks, this is the laundry list of things that you cannot have if you are going to use Parks Development Impact Fees:

*Park and recreational facilities do not include vehicles, equipment, any portion of the facility used for an amusement park, aquarium, aquatic center, auditorium, arenas, arts and cultural facilities, bandstand and outdoor orchestra facilities, bathhouses, boathouses, clubhouses, community centers greater than three thousand square feet, environmental education centers, equestrian facilities, golf course facilities, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands or zoos.*

Commissioner Mayer then asked if it could be a temporary thing; not even that. The Commissioner then asked if it is so restrictive, will there be some funding from the state and the feds for improvements there. Ron explained that this restriction comes from the fact that we acquired the property using those Development Impact Fees. The Commissioner then again asked if they have the jurisdiction of what we can do, do we get any funding, and Ron stated that he didn't know what the process would be for any historic grant. The Commissioner then asked if we could apply for some funding, but the Chair pointed out that is beyond the Commission's discussion today.

Ron Ramsey added that his recommendation would be that when it gets to the public, this list should somehow be made available to the public to head off some of the ideas that we simply can't do, and Audree Juhlin noted that was done originally.

Commissioner Mayer asked if the entire place could be rented out to a venue, if somebody wanted to rent the whole place, and Audree stated yes. The Commissioner then asked if that could be for a certain fee, and then they could set-up whatever is allowed according to the restrictions, and Audree stated that is the intent -- that it be for public use and like with all of the other parks. The Commissioner noted that there are all of the restrictions just read, and Audree agreed, but explained that for example, if your daughter was getting married and you wanted the wedding in the barn and to use the house to get ready for the activity, you would be able to rent that site for that purpose. He then asked if he could decorate it the way he wanted, and Audree jokingly responded, well with historic bows, ribbons and balloons.

Commissioner Cohen noted that the HPC recommended a playground for children and asked if those restrictions mean we couldn't do that. Ron stated no, he thinks we could do a playground. Audree added that by playground, they are talking about wooden swings or historically correct amenities that would be in a playground, not like Sunset Park where it is a big playground. The Commissioner added that there are some things that could be done

historically like a merry-go-round that you could get on and someone could push you, plus swing sets and teeter-totters, etc.

Ron Ramsey indicated in response to the question about temporary or renting, the statute states that you cannot have these facilities, so you are not creating a permanent facility by renting it for an activity, although you wouldn't have a temporary aquatic center. Commissioner Mayer then mentioned a temporary bandstand, and Ron stated a temporary bandstand, but putting in a gazebo would hit close to the bandstand, and even the Historic Preservation Commission can't get around the statute.

Chair Losoff noted that the Commission is getting into a lot of details at this point, and maybe we should wait to see the final drawing, but overall, there is a unanimous consensus not to have Pickleball and not to have a dog park. You have heard some concerns about traffic and parking, and on the food trucks, we are looking down the road 15 to 20 years, but he has read that food trucks are very popular right now around the country, so we don't want to restrict the use of food trucks. We have to somehow incorporate that into the theme and our concepts, which staff has done somewhat nicely. We could make a suggestion to Parks & Rec. that the Commission is in favor of Pickleball in a different location, not necessarily in this park. Also in terms of trends, Pickleball is very popular around the country, so if the City wants to keep abreast of that, there may be some other locations in addition to what we have now that could stand alone as a nice Pickleball site, but we have a strong recommendation to exclude that and the dog park from this park, and a consensus that we like the overall plan at this point, but the Devil is in the details, so we will see what comes back. Also as a process, the more it goes on, the more ideas you get and at some point in time, you have to either discriminate how many more things we can entertain and where we draw the line. We have to be flexible, but every time there is a discussion, we get another idea, so at what point do we say okay. You will get comments from the City Council and others as it goes forward, but right now, we have to look at the overall concept, and then fill in the blanks as it goes forward.

Commissioner Barcus asked if this is a recommendation that we are going to have a motion and vote on tonight, and the Chair asked Cynthia what she would like from the Commission. Cynthia stated that staff would like a motion, so we can forward it to the City Council, and Audree Juhlin pointed out that there is a sample motion on page 4 of the Staff Report.

Chair Losoff then asked if there were any specific recommendations that aren't in the plan when combined with what you heard from the HPC, and Cynthia stated no, we just want to hear what P&Z thinks. The Chair then stated that he would entertain a motion for making a recommendation to the City Council on the draft Master Plan, and Cynthia added that it is a proposal for the Master Plan.

***MOTION: Commissioner Cohen moved to recommend the draft Ranger Station Park Master Plan proposal to the City Council with the following caveats: One, that Pickleball not be part of this project, but that another Pickleball location be developed in the City. Two, there will be no dog park. Commissioner Mayer seconded the motion.***

Chair Losoff asked for discussion, and Commissioner Brandt stated that it all sounds good to him. Commissioner Mayer stated it was all fine; otherwise, he wouldn't have seconded the motion. Commissioner Barcus stated that there were no additional questions, and Commissioner Klein stated that he is in favor of the motion as stated. Commissioner Cohen stated that his motion stands, and Commissioner Brandt commented that some people make motions just to get the idea on the table.

***VOTE: Motion carried six (6) for and zero (0) opposed. Vice Chair Levin was excused.***

Chair Losoff then stated his personal desire for the City Engineers to take a hard look at traffic and parking.



**8. Discussion regarding the future update of the Sedona Land Development Code.**

Warren Campbell stated that this is the standing item in case a conversation develops from another item; otherwise, there is nothing to report.

**9. FUTURE MEETING DATES AND AGENDA ITEMS**

- a. Thursday, December 10, 2015; 3:30 pm (Work Session)
- b. Tuesday, December 15, 2015; 5:30 pm (Public Hearing)
- c. Thursday, December 31, 2015; 3:30 pm (Work Session) – *canceled*
- d. Tuesday, January 5, 2016; 5:30 pm (Public Hearing)

Warren Campbell stated that there is currently nothing scheduled for December 10th, so it may be canceled if nothing arises. Commissioner Klein noted that he would not be available that day, and Commissioner Cohen indicated that he also would not be available. The Chair then stated that the 10th is canceled.

Warren indicated that on the 15th, we have a work session for the ADU Amendments and a work session for the Western Gateway CFA. December 31st is canceled for New Year's Eve, and on January 5th, there will be a final public hearing on the ADU recommendations and another work session on the Western Gateway. It is anticipated that on January 19th, we will ask for a final recommendation on the Western Gateway.

**10. EXECUTIVE SESSION**

**If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:**

- a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
- b. Return to open session. Discussion/possible action on executive session items.

*No Executive Session was held.*

**11. ADJOURNMENT:**

Chair Losoff called for adjournment at 6:35 p.m., without objection.

I certify that the above is a true and correct summary of the meeting of the Planning & Zoning Commission held on December 1, 2015.

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Donna A. S. Puckett, *Administrative Assistant*

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Date